

25 Lamartine Street

Nottingham
NG3 1GQ

Guide Price £345,000



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- Beautiful Victorian semi-detached house full of period character
- Four bedrooms spread over two upper floors
- Spacious kitchen/diner with French doors opening onto the garden
- Elegant living room with high ceilings, large sash-style window, and original features
- Stunning south-facing garden with lawn, mature borders, and seating area
- Over 1,430 sq ft of internal space plus a large, versatile basement
- Attractive walled frontage with charming kerb appeal and a gable
- Ideally located near Nottingham city centre, parks, shops, and local amenities
- Council Tax Band - B
- Tenure - Freehold



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Key Features

Elegant Four-Bedroom Victorian Home with South-Facing Garden and Period Charm

Set in the heart of Nottingham, this handsome Victorian semi-detached home offers an abundance of character across three floors, combining classic period features with generous living space totalling over 1,430 sq ft.

'The Gables' boasts four well-sized bedrooms, a beautiful open-plan kitchen/diner, and a warm, inviting lounge with original features and timber flooring. The standout heart of the home is the vibrant kitchen space, which opens directly onto a mature south-facing garden - ideal for entertaining or family life.

Externally, the property presents an attractive façade with twin gables and a charming walled front garden. The rear garden is a private oasis, complete with lawn, flowerbeds, and a covered outdoor seating area - perfect for summer evenings. A large basement offers further potential for conversion, storage, or utility space.

Situated just minutes from the city centre, Lamartine Street enjoys easy access to an array of independent shops, cafés, parks, and transport links, making it one of Nottingham's most desirable and convenient locations for both professionals and families.





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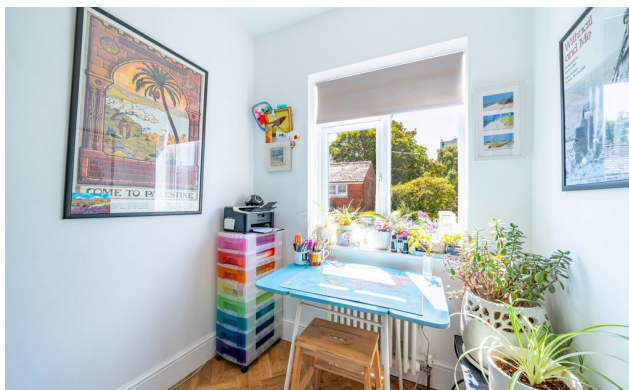


Video

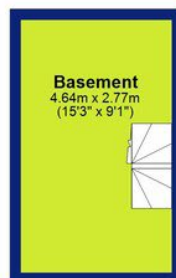


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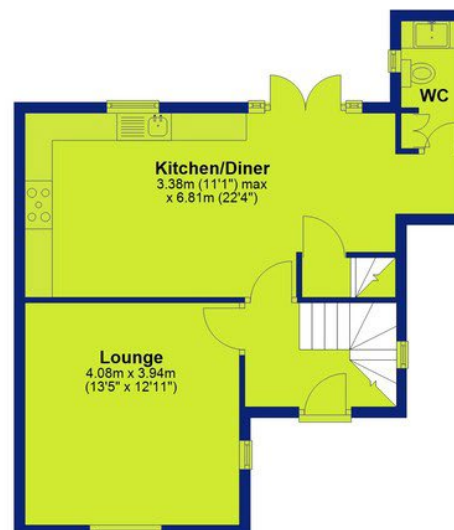
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Basement
Approx. 12.9 sq. metres (138.3 sq. feet)



Ground Floor
Approx. 49.3 sq. metres (531.0 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.1 sq. feet)



Second Floor
Approx. 25.0 sq. metres (269.2 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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